



Bellevue Planning Commission

July 9, 2025

PLANNING COMMISSION AGENDA ITEM

SUBJECT

Final Review Public Hearing on the Neighborhood Area Plan for Crossroads

STAFF CONTACTS

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POLICY ISSUES

Staff recommend approval of the Comprehensive Plan Amendment to adopt a Crossroads Neighborhood Area Plan within Volume 2 of the Comprehensive Plan. This plan brings the city's vision to life in a local way, responding to changing needs across the city that impact Crossroads. The policies found within this plan provide guidance to City Council and other policy decision makers, City staff, consultants, those working on projects in the community, and others helping to shape our neighborhoods' futures. This plan provides a broad framework for the future of Crossroads.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION <input checked="" type="checkbox"/>	DIRECTION <input type="checkbox"/>	INFORMATION ONLY <input type="checkbox"/>
Request	Summary Guidance	
1. Conduct a Final Review public hearing for the proposed amendment	Direct staff to first review and present the staff recommendation, then open the public hearing and accept public testimony. Close the public hearing.	
2. Conduct a study session following the public hearing to make a recommendation	Review the staff recommendation, public record, and consider the public testimony. Ask questions of staff; review the proposed resolution.	
3. Take action on a recommendation	The Commission uses a resolution to the City Council for the recommendation action. Take action to provide Planning Commission recommendation by resolution.	

City Council-initiated amendments address broader Comprehensive Plan policy implementation. The Great Neighborhoods program, initiated by Council in 2018, aims to update two neighborhood plans per year to reflect today's neighborhoods and their unique needs and desires. The update to the Crossroads Neighborhood Area Plan was initiated by Council as part of this program on September 17, 2024.

Annual Comprehensive Plan Amendment proposals are reviewed by the Planning Commission and acted upon by the City Council through the Final Review process set forth in the Land Use Code at [LUC 20.30I](#). Final Review evaluates the merits of proposed amendments included in the annual Comprehensive Plan Amendment work program. Final Review evaluation and decision includes staff review, a Planning

Commission public hearing and recommendation by resolution, and City Council action by ordinance. The Planning Commission holds Final Review public hearings and makes recommendations. The City Council's subsequent action on Planning Commission recommendations is the final City action to amend the Comprehensive Plan.

RECOMMENDATION SUMMARY

The Final Review Decision Criteria for a proposed Comprehensive Plan amendment are set forth in the Land Use Code in Section [20.30I.150](#). Based on a review and application of the criteria, Community Development staff developed Final Review recommendations.

Staff recommendation for the proposed amendment is included in the Recommendation Summary (below). The full staff report is available [online](#) (also included as **Attachment A**) and included in the report materials provided to the Planning Commission along with the June 18, 2025, Notice of Final Review public hearing. The draft Crossroads neighborhood area plan is included as **Attachment B**, and a table providing an overview of what informed each proposed policy is included as **Attachment C**.

Summary of Recommendation

The proposed plan amendment would adopt a Crossroads Neighborhood Area Plan within Volume 2 of the Comprehensive Plan, replacing the existing Crossroads, BelRed and Wilburton/NE 8th Street Subarea Plans to the extent that these plans cover the Crossroads neighborhood area.

This amendment would repeal the existing Crossroads Subarea Plan. Additionally, as part of this amendment, the existing Crossroads Subarea Plan would be readopted only for that portion of the Crossroads subarea which is located outside of the Crossroads Neighborhood Area to ensure subarea plan policies remain in effect where they won't be superseded by the new Crossroads Neighborhood Area Plan. **Attachment D** shows the boundaries of both the neighborhood areas and old subareas.

This amendment would also remove policies from the Crossroads Subarea Plan that pertain solely to the area that would be covered by the Crossroads Neighborhood Area Plan that is part of this CPA, as outlined in **Attachment E**. The amended Crossroads Subarea Plan is included as **Attachment F**. A comprehensive update will take place in 2026-2027 as part of the Lake Hills neighborhood area planning process including extensive engagement with the local community. Finally, this amendment would amend the boundaries of the BelRed and Wilburton/NE 8th Street subarea plans to align with Map NH-1 Neighborhood Area Boundaries of the city's Comprehensive Plan, specifically the boundaries of the Crossroads neighborhood area. These boundary changes are proposed to ensure consistency across Volume 2 of the Comprehensive Plan.

Staff recommend approving this proposed amendment because the application satisfies all Land Use Code decision criteria for Final Review of a Comprehensive Plan Amendment (LUC 20.30I.150). Also see the Staff Report which is available [online](#) and included as **Attachment A**.

Summary of Public Comment

Public comments received throughout the engagement process have highlighted the importance of each of the five elements addressed in the proposed plan and its policies:

- Neighborhood Identity (related to unique physical qualities of the neighborhood area),
- Neighborhood and Mixed Use Centers (related to supporting the growth of compact, livable and walkable mixed use areas),

- Community Gathering Spaces (related to creating a variety of welcoming gathering spaces throughout Crossroads),
- Mobility and Access (related to improving active transportation access and expanding mobility options), and
- Environment (related to building a healthy and resilient community using an equity lens).

Comments received through community engagement activities conducted as part of the Crossroads neighborhood area planning process were discussed in previous Planning Commission study sessions. Public comments received outside of engagement events and activities have been posted to the [Great Neighborhoods webpage](#).

Summary of Planning Commission Input

The neighborhood area planning process for Crossroads, as part of the Great Neighborhoods program, was introduced to the Planning Commission on October 9, 2024, following the official launch of the initiative with the City Council on September 17, 2024. The Planning Commission held study sessions on the following topics:

- **October 9, 2024:** Initial briefing and overview of the neighborhood area planning process for Crossroads, as part of the broader Great Neighborhoods program.
- **April 9, 2025:** Update on the neighborhood area planning process for Crossroads, focusing on community engagement activities and community feedback gathered during the first two phases, which took place in late 2024 and early 2025.
- **June 11, 2025:** Review of the full draft of the Crossroads Neighborhood Area Plan, including both proposed policies and narrative sections.

In the June 11 meeting, the Planning Commission provided comments on the full draft to staff for their consideration ahead of tonight’s public hearing, as outlined below and in the Staff Report. Staff have provided the following responses to these comments, including modifications to the full draft.

Commission Comment	Staff Recommendation
Narrative: Update the demographic profile included in the narrative section to ensure alignment between the draft Crossroads and Newport neighborhood area plans.	Revised the demographic profile in the Crossroads neighborhood area plan to show the community’s age distribution in percentages, instead of absolute numbers. The narrative section was also revised to include a sidebar on neighborhood area planning and how that is addressed in Volume 1 of the Comprehensive Plan.
Proposed policy S-CX-9 : Consider using stronger policy language regarding the retention of small businesses.	No change. The proposed language allows for a broad range of potential implementation options – such as programs, projects and partnerships – to retain small businesses. The proposed language is aligned with a similar existing policy in Volume 1 (ED-46), which is focused on helping certain types of businesses secure space, and a proposed policy in the draft Newport neighborhood area plan.
Proposed policy S-CX-11 : Consider using stronger policy language	No change. The proposed language is in line with a similar citywide policy (HO-38) focused on preserving subsidized and

regarding efforts to maintain and preserve subsidized and naturally occurring affordable housing.	naturally occurring affordable housing. Policies in neighborhood area plans (Volume 2) must be consistent with the citywide vision and policies.
Proposed policy S-CX-12 : Consider using strong policy language regarding the development of housing options for older adults.	No change. The first part of the proposed policy is in line with language included in citywide policy HO-38 (see above). The second part is in line with HO-63 , which is focused on encouraging a range of housing types for older adults and ensuring that they can reside in their area of choice.
Proposed policy S-CX-15 : Consider using stronger policy language regarding investment to expand housing affordability and stability.	No change. The proposed policy language is in line with citywide policy HO-1 , which also focuses on encouraging investment in certain areas of the city to promote housing equity. Both the proposed policy and citywide policy HO-1 are directed at encouraging (private) investment from entities other than the City.
Proposed policy S-CX-17 : Consider adding culturally significant uses as part of the mix of uses to encourage in Neighborhood Centers in Crossroads.	<p>S-CX-17: Encourage a mix of residential, retail and service uses in Neighborhood Centers to promote easy pedestrian access, <u>support local cultural assets</u> and enhance the livability and vibrancy of the neighborhood.</p> <p>Modified the proposed language to include supporting local cultural assets as an intended outcome for encouraging a mix of uses in Neighborhood Centers located in Crossroads, instead of listing it as a separate land use. The revised language uses the concept “cultural asset” as it is an established term used in King County’s Countywide Planning Policies, as reflected in citywide policy LU-23.</p>
Proposed policy S-CX-19 : Consider expanding the proposed policy focused on acquiring parcels for neighborhood parks to also cover smaller sized parks, such as pocket parks or mini-parks.	<p>S-CX-19: Acquire parcels suitable for <u>parks</u>, with <u>emphasis on</u> neighborhood parks, where such parcels can have active transportation access, especially west of 152nd Avenue NE.</p> <p>Modified the proposed language to broaden its intent and also cover smaller park spaces such as mini-parks and pocket parks, while emphasizing larger neighborhood parks considering the current and future need for additional park space in Crossroads.</p>
Proposed policy S-CX-25 : Consider emphasizing the relative importance of improving bicycle network facilities, compared to pedestrian network facilities, for providing access to nearby light rail stations	No change. The proposed policy focuses on active transportation access to both frequent bus stops and nearby light rail stations. As defined in the Glossary and shown on Map TR-4 , “frequent transit network” also includes frequent bus service. Considering the existing presence of frequent bus stops in Crossroads, it is recommended not to de-emphasize

considering their distance to the Crossroads neighborhood area.	the importance of pedestrian network facilities in terms of local transit access.
Proposed policy S-CX-27 : Consider using stronger policy language regarding the creation of pedestrian connections within superblocks.	<p>S-CX-27: <u>Obtain</u> Support the creation of pedestrian connections within superblocks, with a focus on integrating these connections into public property, and through large commercial blocks and developments.</p> <p>Modified the proposed language to be clearer and more directive while allowing for different avenues for implementation, such as creating pedestrian connections through obtaining easement and development review.</p>
Proposed policy S-CX-31 : Consider using stronger policy language regarding increased awareness and access to natural areas, especially the Kelsey Creek Basin.	<p>S-CX-31: <u>Increase</u> Encourage and support increased awareness and access to natural areas, especially the Kelsey Creek Basin, for their enjoyment by the community as a public amenity.</p> <p>Modified the proposed language to be more directive, also in line with citywide policy PA-5. This citywide policy is similarly focused on increasing access to parks, trails and open space.</p>

AMENDMENT NOTICE

Notice of the application was published in the [Weekly Permit Bulletin](#) on January 9, 2025, and mailed and posted as required by [LUC 20.35.420](#). Notice of Intent to adopt amendments as required by RCW 36.70A.106 will be submitted to the Washington State Department of Commerce 60 days prior to the anticipated adoption date. Notice of the Final Review Public Hearing before the Planning Commission was published in the [Weekly Permit Bulletin](#) on June 18, 2025 and the Seattle Times and included notice sent to parties of record.

Effective community engagement, outreach and public comments at Final Review

The Crossroads Neighborhood Area Plan was drafted through a robust community engagement and planning process provided by the Great Neighborhoods program. Since September 2024, staff have engaged in a wide variety of engagement activities to garner feedback from the community on identified needs and priorities. Nine community-wide in-person and virtual events have taken place to understand how the community sees itself, identify neighborhood assets and opportunities, articulate urban design priorities to improve public spaces, and get community feedback on draft policies. Twenty-two meetings have occurred with neighborhood leaders and neighborhood groups within the community, in addition to staff participating in pop-up tabling at six community events.

Information about the project was sent to all Crossroads households in October 2024, using a mailing that included a pre-paid mailed questionnaire that received nearly 170 responses from residents of Crossroads. The project received nearly 1,150 site visits on the project website, with over 450 informed participants viewing materials and providing comments or feedback through this platform.

Reports providing a summary of the community engagement conducted in the different phases of the planning process for the Crossroads Neighborhood Area Plan were included in the meeting packet for the [April 9, 2025](#) and [June 11, 2025](#) Planning Commission meetings.

Public comments received outside of engagement events and activities have been posted to the [Great Neighborhoods webpage](#).

ATTACHMENTS

- A. Staff Report
- B. Draft Crossroads Neighborhood Area Plan
- C. Crossroads Proposed Policies Table
- D. Neighborhood Area and Subarea Boundaries Map
- E. Crossroads Subarea Plan – Proposed Conformance Changes
- F. Crossroads Subarea Plan
- G. Planning Commission Resolution for the Crossroads Neighborhood Area Plan